

URBAN RENEWAL PLAN

REISTERSTOWN PLAZA TRANSIT STATION AREA

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URBAN RENEWAL PLAN
REISTERSTOWN PLAZA TRANSIT STATION URBAN RENEWAL AREA

ORIGINALLY APPROVED BY THE
MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 392
JULY 2, 1981

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

- I. Amendment No. 1, dated December 7, 1981, approved by the Mayor and City Council of Baltimore by Ordinance No. 690, dated June 25, 1982.
- II. Amendment No. 2, dated January 23, 1995, approved by the Mayor and City Council of Baltimore by Ordinance No. 523, dated May 1, 1995.
- III. Amendment No. 3, dated May 8, 1995, approved by the Mayor and City Council of Baltimore by Ordinance No. 603, dated June 29, 1995.
- IV. Amendment No. 4, dated October 10, 1995, approved by the Mayor and City Council of Baltimore by Ordinance No. 677, dated December 4, 1995.
- V. Amendment No. 5, dated June 15, 1998 and revised November 17, 1998, approved by the Mayor and City Council of Baltimore by Ordinance No. 98-375, dated December 21, 1998.
- VI. Amendment No. 6, dated August 16, 2001, approved by the Mayor and City Council by Ordinance No. 01-254, dated October 22, 2001.

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EXHIBITS

1. Land Use Plan Map, dated as revised ----- , 2001
2. Property Acquisition Map, dated as revised November 17, 1998
3. Land Disposition Map, dated as revised November 17, 1998
4. Zoning Districts Map, dated as revised November 17, 1998

REISTERSTOWN PLAZA TRANSIT STATION URBAN RENEWAL PLAN

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection formed by the Western Baltimore City Boundary Line and the northwestern right-of-way line of Brookhill Road; thence running in a southerly direction, binding on said Baltimore City Boundary Line, to a point of intersection with the center line of Liberty Heights Avenue; thence running in a southeasterly direction, binding on the center line of said Liberty Heights Avenue, to a point of intersection with the center line of Northern Parkway; thence running in a northerly and northeasterly direction, binding on the center line of said Northern Parkway, crossing Wabash Avenue, the Western Maryland Railway and Reisterstown Road, and continuing to a point of intersection with an extended straight line of the northeastern boundary of Lot 1/18, Block 4426-B;

thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 1/18, to a point of intersection with the northwestern boundary of Lot 1/18; thence running in a southwesterly direction, binding on the northwestern boundary of said Lot 1/18, to a point of intersection with the northeastern boundary of Lot 19/25, Block 4426-B; thence running in a northwesterly direction binding on the northeastern boundary of said Lot 19/25, crossing Mortimer Avenue, to a point of intersection with the northwestern right-of-way line of said Mortimer Avenue; thence running in a southwesterly direction, binding on the northwestern with the line forming the northeastern boundary of Lots 1 and 53/54, Block 4421; thence running in a northwesterly direction, binding on the northeastern boundary of said Lots 1 and 53/54, to a point of intersection with the southeastern boundary of Lot 55, Block 4421;

thence running in a northeasterly direction, binding on the southeastern boundary of said Lot 55, to a point of intersection with the southwestern boundary of Lot 94, Block 4421; thence running in a northwesterly direction, binding on the southwestern boundary of said Lot 94, crossing Emmart Avenue, continuing on the line forming the northeastern boundary of Lots 61/69, 70, 71 and 72, Block 4421, crossing Primrose Avenue and continuing on the line forming the northeastern boundary of Lots 1, 2 and 2A/2B, Block 4421-B, to a point of intersection with the northwestern boundary of said Lot 2A/2B; thence running in a southwesterly direction, binding on the northwestern boundary of said Lot 2A/2B, to a point of intersection with the northeastern boundary of Lot 2C, Block 4421-B; thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 2C, crossing Glen Avenue, to a point of intersection with the northwestern right-of-way line of said Glen Avenue; thence running in a northeasterly direction, binding on the northwestern right-of-way line of said Glen Avenue to a point of intersection with the northeastern boundary of Lots 27/28, Block 4312-A;

thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 27/28 and crossing Menlo Drive, to a point of intersection with the southeastern boundary of Lot 1, Block 4306-B; thence running in a northeasterly direction, binding on the southeastern boundary of said Lot 1, to a point of intersection with the northeastern boundary of Lots 1 and 2/3; thence running in a northwesterly direction, binding on the northeastern boundary of said Lots 1 and 2/3, to a point of intersection with the northwestern boundary of Lot 2/3; thence running in a southwesterly direction, binding on the northwestern boundary of Lot 2/3, to a point of intersection with the northeastern boundary of Lot 4/5, Block 4306-B; thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 4/5, to a point of intersection with the center line of Pinkney Avenue; thence running in a southwesterly direction, binding on the center line of said Pinkney Avenue, to a point of intersection with an extended straight line of the northeastern boundary of Lot 1, Block 4306-A;

thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 1, to a point of intersection with the southeastern boundary of Lot 1A, Block 4306-A; thence running in a northeasterly direction, binding on the southeastern boundary of said Lot 1A, to a point of intersection with the northeastern boundary of said Lot 1A; thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 1A, crossing Rosecrest Avenue, and continuing on the northeastern boundary of Lot 1B, Block 4306-A, to a point of intersection with the southeastern boundary of Lots 2/3, Block 4306-A; thence running in a northeasterly direction, binding on the southeastern boundary of said Lots 2/3, to a point of intersection with the northeastern boundary of Lots 2/3 and 4; thence running in a northwesterly, westerly and northwesterly direction binding on the northeastern boundary of said Lots 2/3 and 4, crossing Strathmore Avenue, to a point of intersection with the northwestern right-of-way line of said Strathmore Avenue;

thence running in a southwesterly direction, binding on the northwestern right-of-way line of said Strathmore Avenue, to a point of intersection with the northeastern boundary of Lot 28A, Block 4299; thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 28A, to a point of intersection with the southeastern boundary of Lots 32/33, Block 4299; thence running in a northeasterly direction, binding on the southeastern boundary of said Lots 32/33, to a point of intersection with the northeastern boundary of Lots 32/33; thence running in a northwesterly direction, binding on the northeastern boundary of Lots 32/33, to a point of intersection with the northwestern boundary of Lots 32/33; thence running in a southwesterly direction, binding on the northwestern boundary of Lots 32/33, to a point of intersection with the northeastern right-of-way line of Reisterstown Road; thence running in a northwesterly direction, binding on the northeastern right-of-way line of said Reisterstown Road, crossing Fordleigh Road, and continuing to a point of intersection with the southeastern boundary of Lots 33A/33G, Block 4299;

thence running in a northeasterly direction, binding on the southeastern boundary of said Lots 33A/33G, to a point of intersection with the northeastern boundary of Lots 33A/33G; thence running in a northwesterly direction, binding on the northeastern boundary of Lots 33A/33G, to a point of intersection with the southeastern boundary of Lots 34B and 34C, Block 4299; thence running in a southwesterly direction, binding on the southeastern boundary of said Lots 34B and 34C, to a point of intersection with the southwestern boundary of Lot 34B; thence running in a northwesterly direction, binding on the southwestern boundary of Lot 34B, crossing Fords Lane, and continuing to a point of intersection with the southeastern boundary of Lot 11, Block 4293; thence running in a southwesterly direction, binding on the southeastern boundary of said Lot 11, to a point of intersection with the northeastern boundary of Lot 11A, Block 4293; thence running in a northwesterly direction, binding on the northeastern boundary line of said Lot 11A, to a point of intersection with the northwestern boundary of Lot 11, Block 4293; thence running in a northeasterly direction, binding on the northwestern boundary of said Lot 11, to a point of intersection with the northeastern right-of-way line of the first 16' alley; thence running in a northwesterly direction, binding on the northeastern right-of-way line of said 16 foot alley, crossing Bancroft Road and continuing to a point of intersection with the southeastern boundary of Lot 13, Block 4293; thence running in a northeasterly direction, binding on the southeastern boundary line of said Lot 13, to a point of intersection with the line forming the northeastern boundary of Lots 13 and 14/15, Block 4293; thence running in a northwesterly, southwesterly and northwesterly direction, binding on the northeastern boundary line of said Lots 13 and 14/15, to a point of intersection with the southeastern boundary of Lot 17, Block 4293; thence running in a northeasterly direction, binding on the southeastern boundary of said Lot 17, to a point of intersection with the northeastern boundary of Lot 17; thence running in a northwesterly direction, binding on the northeastern boundary of Lot 17, crossing Clarks Lane, to a point of intersection with the northwestern right-of-way line of said Clarks Lane;

thence running in a southwesterly direction, binding on the northwestern right-of-way line of Clarks Lane, to a point of intersection with the northeastern right-of-way line of the first 15' alley; thence running in a northwesterly direction, binding on the northeastern right-of-way line of said 15' alley, crossing Clarinith Road, to a point of intersection with the northwestern right-of-way line of said Clarinith Road; thence running in a southwesterly direction, binding on the northwestern right-of-way line of Clarinith Road, to a point of intersection with the southwestern boundary of Lot 85B, Block 4218-J; thence running in a northwesterly direction, binding on the southwestern boundary of said Lot 85B, crossing the second 15' alley, to a point of intersection with the northwestern right of-way line of said 15' alley;

thence running in a southwesterly direction, binding on the northwestern right-of-way line of said 15' alley, to a point of intersection with the northeastern boundary of Lot 70, Block 4218-J; thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 70, crossing Brookhill Road, continuing on the northeast boundary of Lot 48/49, Block 4218-J and crossing the third 15' alley, to a point of intersection with the northwestern right-of-way line of said 15' alley; thence running in a northeasterly direction, binding on the northwestern right-of-way line of said 15' alley, to a point of intersection with the southwestern boundary of Lot 23, Block 4218-J; thence running in a northwesterly direction, binding on the southwestern boundary of said Lot 23, to a point of intersection with the northwestern right-of-way line of the first 20' alley;

thence running in a southwesterly direction, binding on the northwestern boundary of said 20' alley, to a point of intersection with the northeastern boundary of Lot 26, Block 4218-J; thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 26, to a point of intersection with the southeastern right-of-way line of Labyrinth Road; thence running in a northwesterly direction, crossing Labyrinth Road to a point of intersection with the northwestern right-of-way line of Labyrinth Road and the common boundary of Lots 30 and 31, Block 4218-D; thence running in a northwesterly direction and binding on said common boundary line to a point of intersection with the southeastern right-of-way line of the first 15' alley; thence running in a southwesterly direction, binding on the southeastern right-of-way line of said 15' alley, to the point of intersection with the northeastern right-of-way line of Reisterstown Road;

thence running in a northwesterly direction, binding on the northeastern right-of-way line of said Reisterstown Road, to a point of intersection with an extended straight line of the southeastern right-of-way line of the first 16' alley; thence running in a southwesterly direction, crossing Reisterstown Road and binding on the southeastern right-of-way line of said 16' alley, to a point of intersection with the southwestern boundary of Lot 175/197, Block 4257; thence running in a southeasterly direction, binding on the southwestern boundary of said Lot 175/197, crossing Labyrinth Road, and continuing in a southeasterly direction, binding on the southwestern boundary of Lot 1/13, Block 4257, to a point of intersection with the northwestern right-of-way line of Brookhill Road; thence running in a southwesterly direction, binding on the northwestern right-of-way line of said Brookhill Road to the point of beginning;

except for the area bounded by the following: beginning for the same at the point of intersection formed by the southwestern right-of-way line of Villa Place and the southeastern boundary of Lots 89 and 90, Block 4276-C; thence running in a southwesterly direction, binding on the southeastern boundary of said Lots 89 and 90, to a point of intersection with the northeastern right-of-way line of Oakleaf Avenue; thence running in a southeasterly direction,

binding on the northeastern right-of-way line of said Oakleaf Avenue, crossing Fords Lane and Kenshaw Avenue to a point of intersection with the northwestern boundary of Lot 112, Block 4281; thence running in a northeasterly direction, binding on the northwestern boundary of said Lot 112, to a point of intersection with the northeastern boundary of Lot 112; thence running in a southeasterly direction, binding on the northeastern boundary of Lot 112, to a point of intersection with the northwestern right-of-way line of the first 10' alley; thence running in a northeasterly direction, binding on the northwestern right-of-way line of said 10' alley, to a point of intersection with the northeastern boundary of Lot 57, Block 4281; thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 57, crossing Fordleigh Road, to a point of intersection with the northwestern right-of-way line of said Fordleigh Road; thence running in a northeasterly direction, binding on the northwestern right-of-way line of Fordleigh Road, to a point of intersection with the southwestern boundary of Lots 79 and 80, Block 4281; thence running in a northwesterly direction, binding on the southwestern boundary of said Lots 79 and 80, crossing Kenshaw Avenue to a point of intersection with the northwestern right-of-way line of said Kenshaw Avenue; thence running in a southwesterly direction, binding on the northwestern right-of-way line of Kenshaw Avenue, to a point of intersection with the northeastern boundary of Lot 41, Block 4276-A;

thence running in a northwesterly direction, binding on the northeastern boundary of said Lot 41, to a point of intersection with the southeastern boundary of Lots 8/11, Block 4276-A; thence running in a southwesterly direction, binding on the southeastern boundary of said Lots 8/11, to a point of intersection with the northeastern boundary of Lots 12/14, Block 4276-A; thence running in a northwesterly direction binding on the northeastern boundary of said Lots 12/14, crossing Fords Lane, to a point of intersection with the northwestern right-of-way line of said Fords Lane; thence running in a southwesterly direction binding on the northwestern right-of-way line of Fords Lane, crossing Villa Place, to a point of intersection with the southwestern right-of-way line of said Villa Place; thence running in a northwesterly direction, binding on the southwestern right-of-way line of Villa Place, to the point of beginning.

2. Objectives and Reasons for Various Provisions of this Plan

- a. the correction of existing blighting influences and the protection of existing, stable residential, commercial and industrial development in the Reisterstown Plaza Transit Station Area from future blighting influences.
- b. the encouragement of active, pedestrian-oriented uses that have low parking requirements in the immediate vicinity of the Reisterstown Plaza Transit Station and, in particular, the encouragement of pedestrian-oriented uses that are directed towards patrons of the rapid transit line.

- c. the resolution of current and projected transportation deficiencies in the Reisterstown Plaza Transit Station Area, including, but not limited to, adequate transit station parking, street capacity, and safe and convenient pedestrian movement.
- d. the implementation of a joint development/value capture project in which the added value for new development and revitalization which results from the development of planned public transit facilities is secured for the benefit of the revitalization of the community within the context of a comprehensive plan.
- e. the formulation of standards which shall be applied to public improvements and current and further development within the Reisterstown Plaza Transit Station Area to enhance the aesthetics and quality of life in the communities adjacent to the transit station.
- f. the encouragement of labor intensive industrial and office uses in a business park setting to improve the City's economic base.
- g. the provision of improved neighborhood community and regional shopping facilities both through new construction and through rehabilitation.
- h. the encouragement of additional retail and commercial uses and ancillary services on the site of existing regional shopping facilities.
- i. the provision of housing resources for low and moderate income persons, families and elderly through new construction and rehabilitation.
- j. the provision of public facilities such as street and utility improvements, recreation and park areas, plazas, public walkways, and street and walkway furniture.

B. LAND USE PLAN

1. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are Residential, Office-Residential, Neighborhood Business, Community Business, Community Commercial, Public and Industrial. In addition, certain uses, for the most part mixed uses, will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth in Sections B.1.k. and l. below:

a. Residential

In the areas designated Residential on the Land Use Plan Map, only those uses allowed in the Residential category of the Zoning Ordinance of Baltimore City shall be permitted. The Zoning Districts Map, Exhibit 4, indicates the applicable Zoning Districts.

b. Office-Residential

In the areas designated Office-Residential on the Land Use Plan Map, only those uses allowed in the O-R-1 category of the Zoning Ordinance of Baltimore City shall be permitted.

c. Office-Residential "A"

In the areas designated Office-Residential "A" on the Land Use Plan Map, only those uses specified in the Office-Residential category of the Zoning Ordinance of Baltimore City shall be authorized in accordance with the provisions of said Zoning Ordinance; except that the following uses shall not be permitted: the public utility uses of antenna towers and microwave relay towers and installations for communications transmission or receiving when free-standing or when they extend higher than 15 feet above the building on which they are mounted; churches, temples and synagogues; Community Correction Centers; convents, seminaries and monasteries; drug abuse rehabilitation and treatment centers; fraternity and sorority houses; hospitals; non-profit clubs and lodges; non-profit homes for the rehabilitation of non-bedridden alcoholic persons and for the care and custody of homeless persons; Parole and Probation Field Offices; repeater, transformer, pumping, booster, switching, conditioning, regulating stations, and other such installations; rooming and boarding houses for three or more roomers.

d. Neighborhood Business

In the area designated Neighborhood Business on the Land Use Plan Map, only those uses allowed in the B-1 category of the Zoning Ordinance of Baltimore City shall be permitted.

e. Community Business

In the areas designated Community Business on the Land Use Plan Map, only those uses allowed in the B-2 category of the Zoning Ordinance of Baltimore City shall be permitted; except that drive-in restaurants shall not be permitted, and the following uses shall not be permitted except as accessory uses to department stores having a floor area of at least 60,000 square feet: automobile accessory stores - including related repair and installation services; automobile service stations; and garages for storage, repair, and servicing of motor vehicles.

Within the area covered by Ordinance No. 780, approved June 23, 1978, all provisions of said Ordinance shall apply. (Ordinance No. 780 relates to the designation of the property northwest of the intersection of Northern Parkway and Wabash Avenue, consisting of approximately 24 acres, as a Business Planned Development.)

f. Community Business "A"

In the areas designated Community Business "A" on the Land Use Plan Map, only those areas allowed in the B-2 category of the Zoning Ordinance of Baltimore City shall be permitted; except that the following uses shall not be permitted: auction rooms; automobile accessory stores - including related repair and installation services; automobile service stations; blood donor centers; churches, temples, and synagogues; clubs and lodges; Community Correction Centers; convents, seminaries, and monasteries; display rooms for mail order sales; drive-in restaurants; drug abuse rehabilitation and treatment centers; exhibit rooms; fraternity and sorority houses; garages for storage, repair, and servicing of motor vehicles; hospitals; meeting and banquet halls; newspaper distribution agencies; Parole and Probation Field Offices; pawn shops; pool halls and billiard parlors; rooming and boarding houses; skating rinks; swimming pools; trading stamps redemption centers; undertaking establishments and funeral parlors.

g. Community Commercial

In areas designated Community Commercial on the Land Use Plan Map, only those uses allowed in the B-3 category of the Zoning Ordinance of Baltimore City shall be permitted; except that the following uses shall not be permitted: amusement establishments; auction rooms; bailbonding activities; blood donor centers; check cashing establishments; massage salons; model slot car racing centers, palmists; pawn shops; restaurants, lunch rooms, and taverns that have live entertainment and dancing; second-hand stores and rummage shops; stables for horses.

h. Industrial

In the areas designated Industrial on the Land Use Plan Map, only those uses allowed in the Zoning Ordinance of Baltimore City for the respective zoning district (M-1 or M-2) shall be permitted.

i. Industrial "A"

(1) In the areas designated Industrial "A" on the Land Use Plan, only those uses allowed in the M-1 category of the Zoning Ordinance of Baltimore City shall be permitted; except that the following uses shall not be permitted: accessory or non-accessory radio and television antennas when free-standing or when they extend higher than 25 feet above the building on which they are mounted, as well as the following public utility use: antenna towers and microwave relay towers and installations for communications transmission or receiving; atomic reactors; Community Correction Centers; contractor and construction shops; drug abuse rehabilitation and treatment centers; extraction of gravel, sand, or other raw materials; flammable liquids - manufacturing and storage - except as an accessory use as defined in Section 13.0-2 of the Zoning Ordinance of Baltimore City; gases, non-combustible and non-toxic - manufacturing and storage - except as an accessory use as defined in Section 13.0-2 of the Zoning Ordinance of Baltimore City; overhead power transmission lines; rubber products, manufactured or processed from previously prepared materials.

(2) Notwithstanding the provisions of subparagraph (1) of this paragraph, at 5801 Metro Drive, a television receiving tower not exceeding 85 feet in height, including related telecommunications equipment (satellite dishes) shall be allowed as a conditional use, subject to approval by the Board of Municipal and Zoning Appeals. Said tower is an accessory use to an authorized business use in Seton Business Park and is for the exclusive use of United Cable Company (now known as TCI Communications). The tower shall be removed if it is no longer required for the operation of the business or in the event the business vacates the premises.

(3) Notwithstanding the provisions of subparagraph (1) of this paragraph, at 6020 Marian Drive and 6151 Metro Drive, landscaping contracting offices with accessory outdoor storage of landscape materials, supplies, and equipment shall be allowed as a use under a Planned Unit Development, if approved by separate ordinance.

j. Public

In the area designated Public on the Land Use Plan Map, uses shall be limited to all publicly owned facilities such as parks, playgrounds, plazas, and malls; active and passive recreation; schools and related educational facilities;

neighborhood centers; offices; libraries; fire houses; transit related facilities; parking; other public facilities.

k. Non-Conforming

A non-conforming use is any lawfully existing use of a building or other structure, or of land which does not conform to the applicable use regulations of the district in which it is located according to Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning." The non-conforming uses shall be permitted to continue subject to the provisions of Chapter 8 of said Article 30, titled "Non-Conformance."

l. Non-Complying

A non-complying structure, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976) Edition, as amended), titled "Zoning," is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying structures shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use - when such term is used herein - is any lawfully existing use of a building or other structure or of land, which does not comply with the land use regulations of this Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

- (1) Any non-complying land use which is discontinued for a period exceeding 12 months shall not be reestablished.
- (2) No change in the permanent physical members of a structure, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan.
- (3) No non-complying land use shall be changed to any other non-complying land use.

2. Planned Development

Such other uses are permitted in certain portions of the Urban Renewal Area that are now or may later be subject to any Planned Unit Development ("PUD"), created pursuant to the Zoning article of the Baltimore City Code.

3. Regulations, Controls and Restrictions

a. Provisions Applicable to All Land and Property to be Acquired

The following regulations, controls, and restrictions will be implemented where applicable by covenants, or other provisions in the agreement for land disposition and instruments of conveyance executed pursuant thereto (except that the Commissioner of the Department of Housing and Community Development may waive compliance with one or more of these provisions if the proposed improvements do not adversely affect the objectives of this Plan (Sec. A.2.) and are submitted to the Reisterstown Plaza Transit Station Planning Advisory Committee for its review and comment as specified in Section C.4.b.):

(1) General Provisions

- (a) No buildings, structures, or parking areas shall be constructed over an easement within the project area without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of Public Works.
- (b) No waste material, refuse, or garbage shall be permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened from adjacent properties and public streets and alleys.
- (c) All land not covered by structure; paved parking, loading, or related service areas; paved areas for pedestrian circulation; or decorative surface treatment shall be provided with landscape treatment. Landscape treatment encompasses the planting of any, all, or a combination of the following: trees, shrubs, ground cover, grass, flowers. The amount of landscape treatment should be determined by the nature of the development and should serve to improve the utility of the site, enhance building design, and soften and relieve the environmental and visual impact of the development. All screening and landscaping shall be maintained in good condition.
- (d) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.
- (e) No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached.

- (f) The Redeveloper shall not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument which restricts the sale, lease, use or occupancy of the property, or any part thereof of any improvements placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this nondiscrimination provision shall be included in the instruments and the City of Baltimore shall be entitled to enforce it. The Redeveloper shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.

(2) Commercial Development: Disposition Lot 1

- (a) No materials shall be stored or permitted to remain outside buildings.
- (b) No signs other than those identifying the structure upon which they are installed or identifying the use conducted therein shall be permitted. No free-standing signs shall be permitted.

No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one (1) foot times the street frontage, in feet, of the building except that signs not exceeding six (6) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall or building wall and shall not be included in the total area calculated for exterior signs.

Signs designating Rapid Transit Station shall be exempted from the above controls and are subject to the approval of the Commissioner of Housing and Community Development.

- (c) Parking spaces and effective screening from public streets and adjacent properties shall be provided according to the requirements established by the Zoning Ordinance of Baltimore City, or in such lesser amount as may be approved by the Commissioner of the Department of Housing and Community Development and authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance.

- (3) Industrial and Office Development: Disposition Lots 2 & 3
- (a) A front yard (as that term is defined by the provisions of the Zoning Ordinance of Baltimore City) shall not be less than fifty feet (50') in depth.
 - (b) Each Disposition Lot shall have side and rear yards (as those terms are defined by the provisions of the Zoning Ordinance of Baltimore City). Each side yard shall have a width of at least the greater of: a) twenty feet (20'), or b) the maximum height of the building. Each rear yard shall have a depth of not less than thirty feet.
 - (c) Each Disposition Lot shall contain that number of parking spaces (as that term is defined by the provisions of the Zoning Ordinance of Baltimore City) which is hereinafter set forth:
 - 1) One parking space for each three employees or one for each four employees on combined major and second shifts.
 - 2) One parking space for each company-owned or leased truck, passenger car, or other vehicle located or principally based on the premises.
 - (d) Parking Lots shall conform to the following standards:
 - 1) No parking space shall be located within thirty feet (30') of the front lot line, or within twenty feet (20') of any side lot line which adjoins a dedicated roadway, or within ten feet (10') of any other side or rear lot line.
 - 2) No more than forty (40) contiguous parking spaces shall be permitted without an aisle for vehicular cross-access.
 - 3) One tree (2 1/2"-3" caliper d.b.h.) shall be planted, maintained and if necessary replaced within the median strips of each parking area for each ten (10) parking spaces within such parking area.

- (e) No exterior loading dock or similar structure shall be located on any side of a building which faces any dedicated roadway. If three (3) or more sides of the Disposition Lot on which such building is located are contiguous to dedicated roadway, one or more such loading docks or similar structure may be located on one side of such building which faces such dedicated roadway.
- (f) Outdoor storage of materials, equipment, or vehicles in an orderly manner is permitted in any areas other than required front, side, or rear yards provided that such storage does not exceed fifteen (15) feet in height or occupy more than ten percent of the area of the lot, and is effectively screened from any adjacent residential areas or dedicated roadways. Fuel storage tanks utilized as part of the heating equipment shall be located underground or in a building.
- (g) All open space on each Disposition Lot shall be seeded, planted and otherwise landscaped, and thereafter regularly maintained by its owner or lessee, free of weeds, rubbish and litter. (Open Space shall mean any of the land contained within a Disposition Lot upon which no building, other structure or paved area exists). Any land contained within a dedicated roadway contiguous with a Disposition Lot and upon which no paved road, sidewalk or other structure exists, shall be landscaped and maintained, as set forth above, by said owner of lessee.
- (h) No more than forty percent (40%) of the area of any Disposition Lot may be covered by buildings, including accessory buildings, and at least twenty percent (20%) of such Disposition Lot must be open space as defined above.
- (i) No tree having a diameter of three inches or more, as measured at a point two feet above the ground level, shall be removed (or damaged) from any Disposition Lot during construction of any structure unless such removal is reasonable, necessary and specifically approved by the Commissioner.
- (j) No sign shall be erected or maintained on the Disposition Lot except in conformity with the following:

- 1) Signs visible from the exterior of any building may be lighted, but no signs shall rotate, gyrate, blink or move in any animated fashion.
 - 2) Not more than two signs identifying the owner, lessees or occupants of a Disposition Lot may be kept thereon. No sign or combination of signs shall exceed one (1) square foot in area for each six hundred (600) square feet of total site area. However, no sign shall exceed two hundred (200) square feet in area per face. No free standing sign shall exceed eighty (80) square feet in area per face.
- (k) No pipe, conduit, cable, line or other facility for water, gas, sewage, drainage, steam, electricity or any other energy or service shall be installed or maintained upon any Disposition Lot (outside of any building) above the surface of the ground, except for hoses and moveable pipes used for irrigation.
- (l) All Disposition Lot developers must provide on-site control of the increase in storm-water runoff due to development. The rate of release for the two-year, ten-year and one hundred-year frequency design storms shall equal the pre-development peak discharge for these frequencies.
- (4) Industrial Development: Disposition Lots 5 and 6

The specific lot area controls of the PUD shall control on Lots 5 and 6.

b. Provisions Applicable to All Land and Property Not to be Acquired

(1) General Provisions

The provisions of Section B.1 (Permitted Uses) above shall apply to all properties not yet acquired within the project area. The provisions of Section B.2.a. shall apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of this Plan.

(2) Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use and Demolition

All plans for new construction (including parking lots), exterior rehabilitation, change in use, or demolition of any building on any property not to be acquired in the Reisterstown Plaza Transit Station Area shall be submitted to the Department of Housing and Community Development for review and approval. Such review shall be concerned with, but not necessarily limited to urban design standards, site planning, architectural treatment, materials, colors, building construction, landscape design, access, signs, lighting, elevation, servicing, streets and sidewalks. Only upon finding that the proposed plans are consistent with the objectives stated in Section A.2. of this Plan, and the land use is appropriate, shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of the necessary permit(s). Except as otherwise provided in this subsection, the Commissioner shall notify the applicant of his findings within 45 days of receipt of any plan submitted to him for review. The Commissioner may, upon finding that the proposed plans are inconsistent with the objectives stated in Section A.2. of this Plan, deny the issuance of a permit. If the Commissioner denies the issuance of a demolition permit, he shall within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred, by purchase, lease, condemnation, gift, or other legal means. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner, without delay, shall issue the demolition permit. The provisions of this Section are in addition to, and not in lieu of, all other applicable laws and ordinances.

c. PUD Standards and Controls

To the extent there exists any conflict between the provisions of this Renewal Plan and the standards and controls of any Planned Unit Development legislation approved by the Mayor and City Council ("PUD"), where there are standards and controls contained in the PUD that are not contained in the Renewal Plan, the standards and controls of the PUD, including, without limitation, those affecting use, parking, access, aesthetic and specific lot controls, and bulk regulations, control.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Purposes for Acquiring Properties Within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, will be acquired for clearance and redevelopment, and/or rehabilitation, and/or for public facilities.

b. Conditions Under Which Properties Not Designated for Acquisition May Be Acquired

(1) Non-Salvable and Non-Compliance With Provisions

It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof in the Reisterstown Plaza Transit Station Urban Renewal Area not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

- (a) any property in the Project Area containing a non-salvageable structure, i.e., a structure which in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.
- (b) any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City within 12 months from the date of written notice of the required improvements, the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.

- (2) Rehabilitation by the Department of Housing and Community Development or Others

It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition Map in order to carry out rehabilitation by the Department of Housing and Community Development or for resale.

These properties are being acquired because:

- (a) It is necessary to make residential structures available for use for low- and moderate-income families; or
- (b) Rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or
- (c) Rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

c. Actions to Be Followed by the Department of Housing and Community Development Upon Acquisition of Properties

Upon the acquisition of properties, the Department of Housing and Community Development will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Plan; or
- (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City; or
- (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Cleaning of masonry façades by means of sandblasting shall not be permitted.

3. Relocation

- a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of the Plan, standard housing within the displacees' financial means shall be provided. Residents living within the Project Area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the Project Area over which the Department has direct control.
- b. The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the Project Area shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the view of commercial redevelopment proposals.

4. Review of Development

a. Department of Housing and Community Development Review

(1) Land to Be Acquired and Disposed of

The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.

The Department of Housing and Community Development will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building, and landscape design.

(2) Land Not to Be Acquired

Under the provisions of Section B.2.b., Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, change in use, or demolition on any property not to be acquired. In reviewing these plans, the Commissioner of the Department of Housing and Community Development shall be concerned with design aspects contained in this Plan.

b. Community Review

The Department of Housing and Community Development shall submit to Reisterstown Plaza Transit Station Planning Advisory Committee (TRANSPAC), or its successors or its assignee, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above named Committee, or its successor or its assignee, for its review and comment, the plans for construction, exterior rehabilitation, demolition, and change in use on any property not to be acquired. The TRANSPAC, or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community development no later than 3 weeks after the proposals and/or plans have been submitted to the TRANSPAC, or its successors or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

5. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.
- b. The parcels shown on Exhibit 3 are schematic and approximate. The Department of Housing and Community Development shall have the right in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels, or lots as shown on Exhibit 3 may be subdivided or combined.

- c. A pedestrian easement will be established connecting the Reisterstown Plaza Transit Station with Patterson Avenue across the proposed disposition parcels. The easement shown on Exhibit 3 is schematic and approximate. The Department of Housing and Community Development shall have the right, at its discretion, to fix its precise location and size.
- d. A right-of-way will be established connecting Patterson Avenue and Northern Parkway. The right-of-way shown on Exhibits 1 and 3 is schematic and approximate. The Department of Housing and Community Development shall have the right, at its discretion, to fix its precise location and size.
- e. Disposition of Project land will be in accordance with the Land Disposition Policy of the Department of Housing and Community Development. Where disposition parcels include surplus property acquired for the construction of the Phase I Rapid Transit System, disposition procedures shall be in accordance with the following provision of the General Agreement dated June 18, 1976, between the Mass Transit Administration and the Mayor and City Council of Baltimore, as the same may be amended from time to time:

"IV.4.3. The Administration agrees that the future disposition of any excess portions of land acquired for the purpose of transit construction will be closely coordinated with the development and redevelopment programs of the City. Such coordination of disposition and redevelopment programs shall apply in each instance where excess land acquired by the Administration is disposed of for private, public, or semi-public development by others, whether by sale in fee simple or by ground lease, or by conveyance of air rights through sale or lease. The Administration further agrees that whenever such disposition of excess land occurs within urban renewal project areas designated by ordinance of the Mayor and City Council of Baltimore, applicable disposition agreements, leases and/or deeds executed between the Administration and others shall incorporate the disposition standards and regulations for development of such properties as established by the applicable urban renewal ordinances of the Mayor and City Council of Baltimore. The City agrees to coordinate the development of such urban renewal disposition standards, where such standards apply to properties acquired by the Administration, with the transit development and construction policies and plans of the Administration, and where applicable shall give due regard to policies and guidelines of the Urban Mass Transit Administration of the U.S. Department of Transportation."

6. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the area. In order to execute the Urban Renewal Plan, zoning district changes, as designated on Exhibit 4, Zoning District Map, will be required. Action to this effect will be initiated during the execution of the Plan. *

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Reisterstown Plaza Transit Station Urban Renewal Plan, as it may be amended from time to time, shall be in effect for a period of 40 years following the date of original adoption of this Plan by Ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the TRANSPAC, or its successor, for its review and comments all proposed amendments to the Urban Renewal Plan no later than at the time such proposed amendments are submitted to the Director of City Planning Department by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the TRANSPAC, or its successor; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held. The TRANSPAC, or its successor, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the Urban Renewal Plan, the then owner of such land whose interest therein are materially affected by such changes shall receive at least ten days, prior to such hearing, written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

* Ordinance No. 688, dated June 25, 1982, approved certain of these recommended zoning changes and accordingly, Exhibit 4 has been revised to reflect the approved zoning.

F. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid, would have been adopted and approved.

Exhibit 1: Land Use Plan

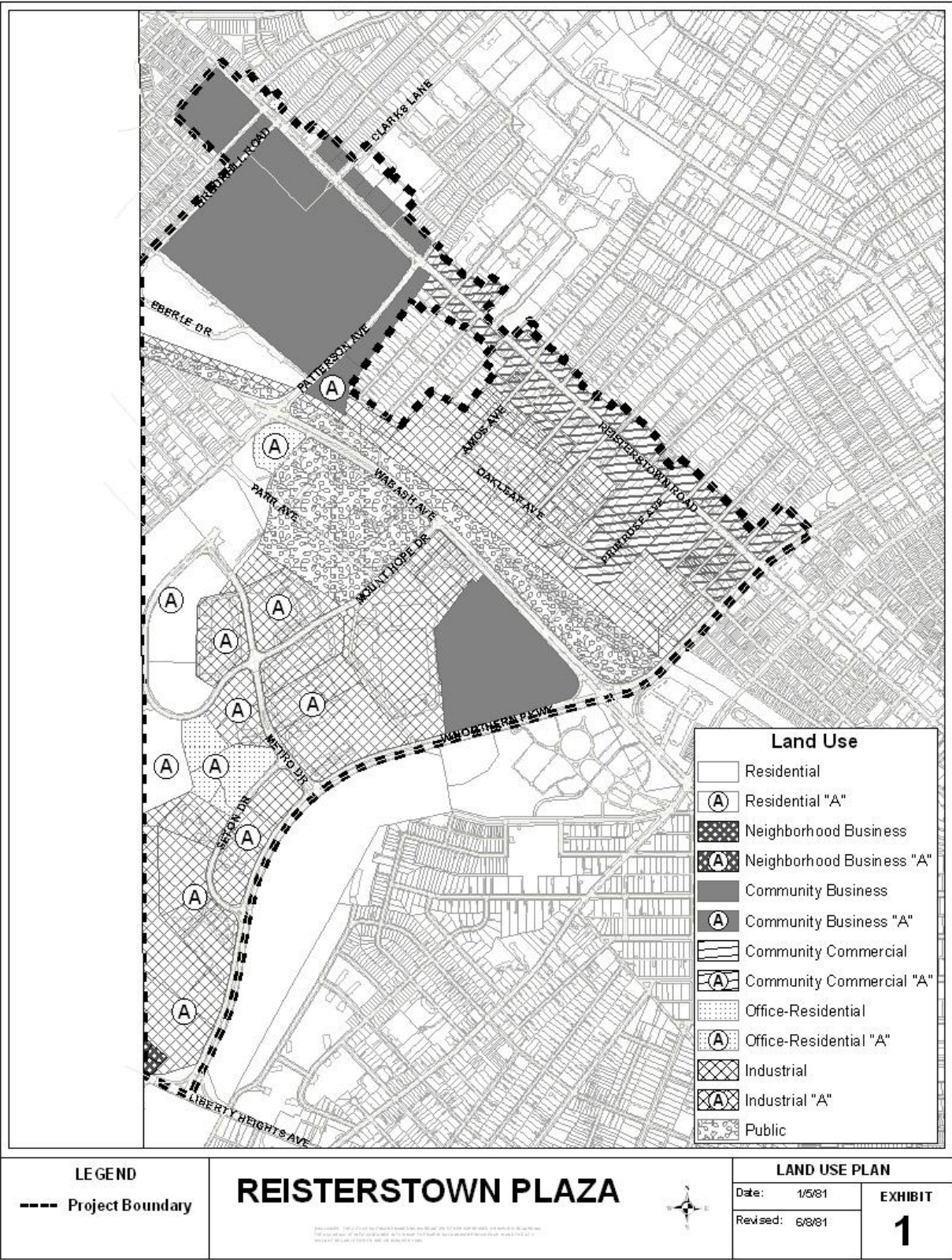


Exhibit 2: Property Acquisition

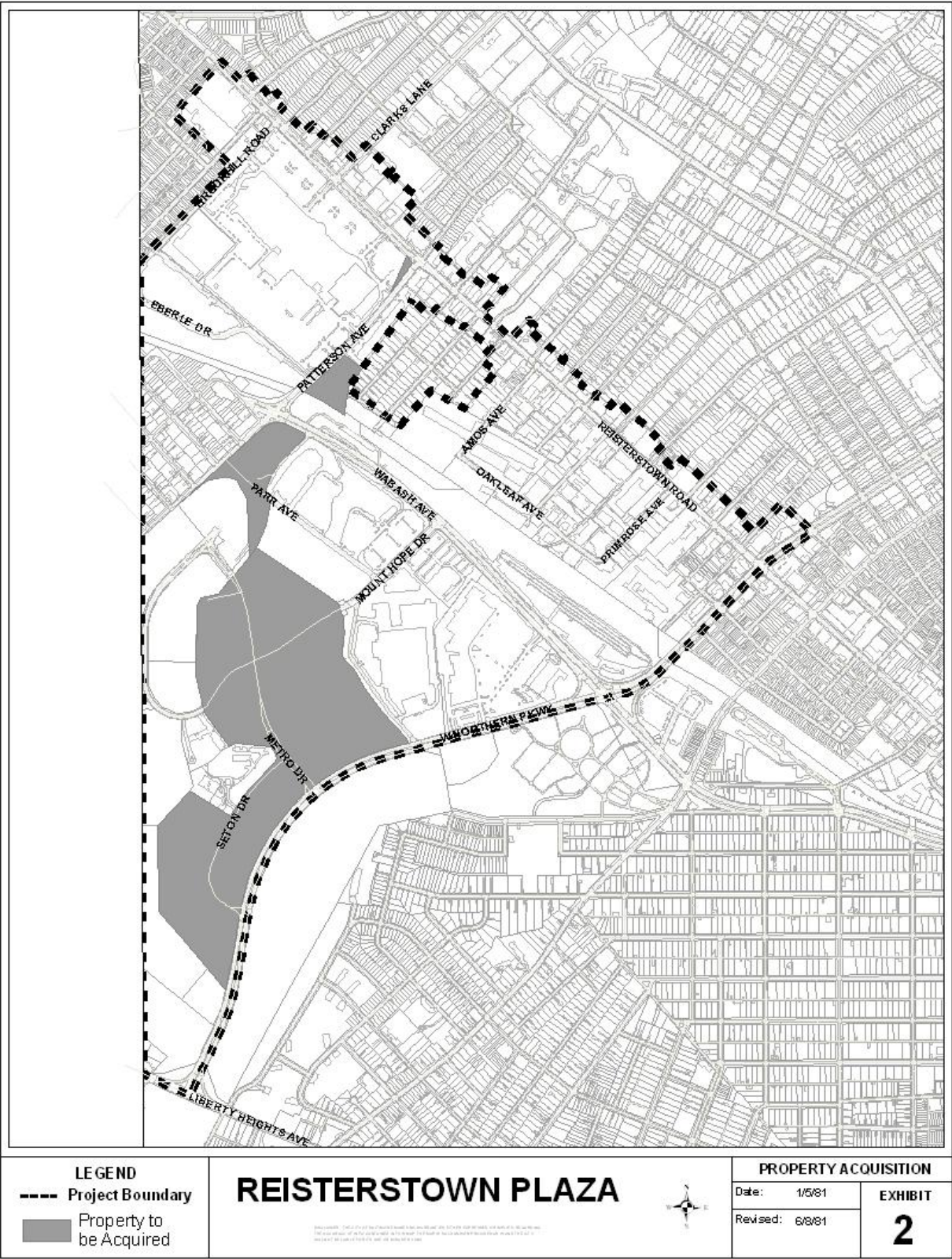


Exhibit 3: Land Disposition

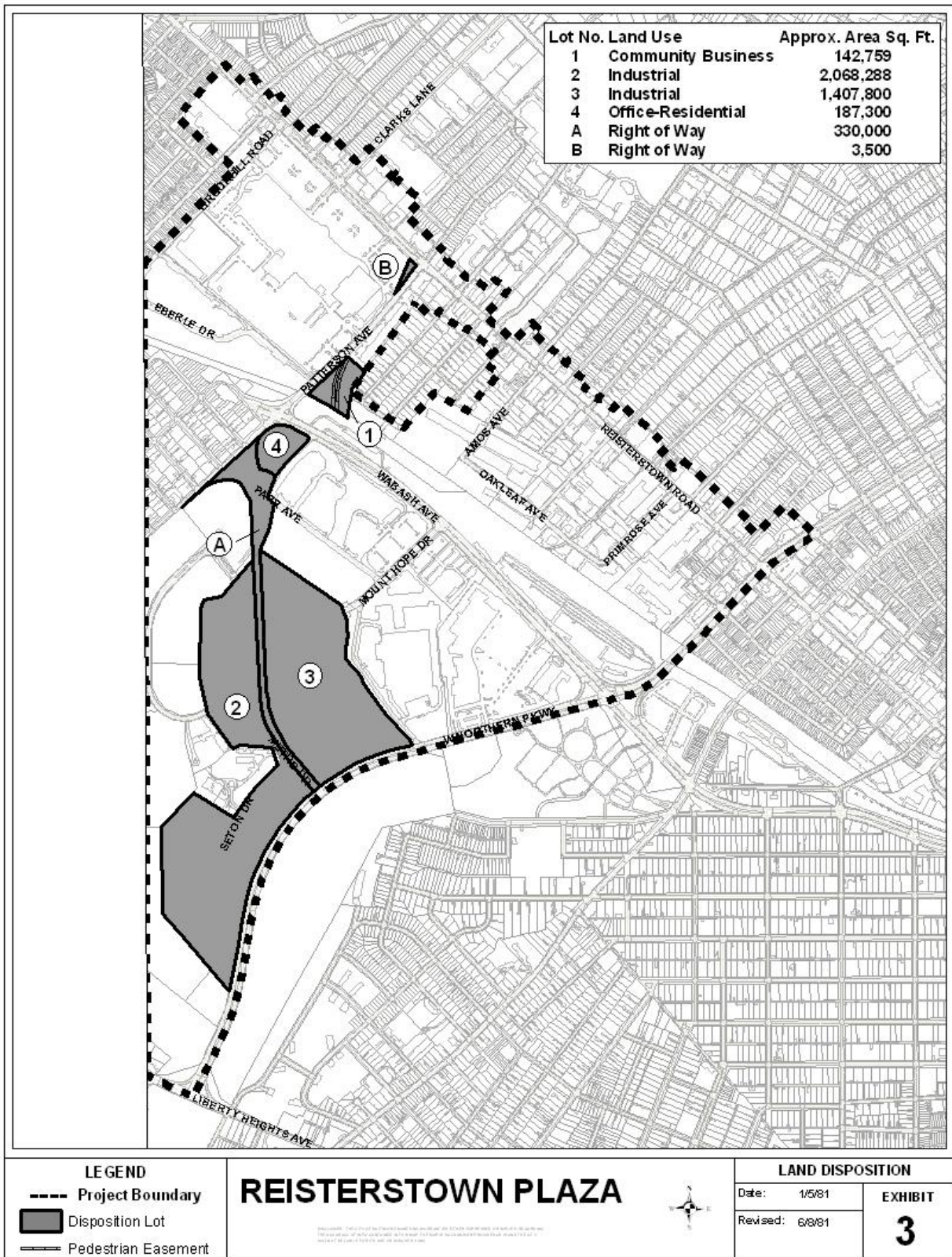


Exhibit 4: Zoning Districts

